



St. Johns Walk, Boroughbridge York YO51 9DJ

welcome to

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**** VACANT POSSESSION **** Welcoming this substantial detached three double Bedroom house located in a popular residential street within the village of Kirby Hill. The property offers ample spacious accommodation and is well-presented throughout. The ground floor consists of a cloakroom, utility room,

St. Johns Walk

Welcoming this substantial detached three double Bedroom house located in a popular residential street within the village of Kirby Hill, North of Boroughbridge. The property offers ample spacious accommodation and is well-presented throughout. The ground floor consists of a cloakroom, utility room, a lounge and separate dining room with a kitchen and a conservatory to the rear. Whilst the first floor hosts the three double bedrooms, an En-Suite connecting to the Master bedroom and a house bathroom. Externally, the property does not disappoint with landscaped front garden and a resin drive leading to the Garage door. To the rear, an enclosed garden with a patio area. A viewing is highly recommended to appreciate this opulent family home.

Entrance Hall

20' 7" x 5' 10" (6.27m x 1.78m)

The front door opens into the hall with stairs rising to the first floor accommodation. The hall leads off to the cloakroom as well as the reception room.

Cloak Room

5' 10" x 4' 2" (1.78m x 1.27m)

Cloakroom with downstairs W.C., with tiled flooring and a white basin toilet and sink.

Living Room

16' 4" x 11' 11" (4.98m x 3.63m)

Featuring a window to the front elevation and a marble effect fireplace with a fitted Coal burning effect fire.

Dining Room

14' 7" x 12' 4" (4.45m x 3.76m)

French Doors that open to the rear garden with neutral décor throughout.

Kitchen

12' 4" x 10' (3.76m x 3.05m)

With a range of wooden base units and a breakfast bar. Featuring a Four ring gas hob, a 1 and a half bowl white sink and an integrated Fridge. Space for a Dishwasher, double oven and grill. The kitchen has an internal window that looks into the hall.

Utility Room

10' 5" x 5' 2" (3.17m x 1.57m)

Houses the boiler, space and plumbing for the washing machine and tiled flooring throughout.

Landing

Split level staircase, with a window at the top of the stairs.

Master Bedroom

12' 3" x 11' 10" (3.73m x 3.61m)

Walk in wardrobe to the corner with a separate light. A window to the front elevation and a radiator located beneath.

En-Suite Shower Room

8' 10" x 3' 9" (2.69m x 1.14m)

Hosting a fully waterproof with cladding shower cubicle and W.C. with a white vanity unit. Half tiled walls, and tiled flooring. Window to the side elevation.

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.62m)

This Double Bedroom is located to the rear of the property. There is a window to the rear elevation and a radiator based underneath.

Bedroom Three

12' 4" x 10' 1" (3.76m x 3.07m)



This Double Bedroom is also located to the rear of the property. Window to the rear elevation with a radiator.



Bathroom

8' 11" x 7' 4" (2.72m x 2.24m)

The main bathroom has been refurbished recently comprising of a p shaped bath with shower over, W.C and hand wash basin. There is also a chrome heated towel rail.

Outside

Resin Driveway providing off-street parking area in front of the garage doors. Provides space for up to 4 cars on the drive. Enclosed rear garden with patio area.

Garage

16' 8" x 14' 4" (5.08m x 4.37m)

Electric door with lighting and power for the garage.



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welcome to

St. Johns Walk, Boroughbridge York

- OFFERED FOR SALE WITH VACANT POSSESSION
- EN-SUITE SHOWER ROOM TO ONE ROOM
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£410,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106615 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk